132.0	0001	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,588,800	/	1,588,800
USE VALUE:	1,588,800	/	1,588,800
ASSESSED:	1,588,800	/	1,588,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AARON ARTHUR & DEBORAH MARIE
Owner 2:	
Owner 3:	
Street 1:	68 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OLSEN KATHERINE A -
Owner 2:	RANDALL EMILY P -
Street 1:	68 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 3746 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9600.000	943,100	8,500	637,200	1,588,800
Total Card	0.220	943,100	8,500	637,200	1,588,800
Total Parcel	0.220	943,100	8,500	637,200	1,588,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.13 | /Parcel: 424.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	84811
GIS Ref	
GIS Ref	
Insp Date	11/15/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	940,600	8500	9,600.	637,200	1,586,300	1,586,300	Year End Roll	12/18/2019
2019	101	FV	684,300	8500	9,600.	672,600	1,365,400	1,365,400	Year End Roll	1/3/2019
2018	101	FV	684,300	8500	9,600.	495,600	1,188,400	1,188,400	Year End Roll	12/20/2017
2017	101	FV	684,300	8500	9,600.	474,400	1,167,200	1,167,200	Year End Roll	1/3/2017
2016	101	FV	684,300	8500	9,600.	439,000	1,131,800	1,131,800	Year End	1/4/2016
2015	101	FV	644,600	8500	9,600.	368,200	1,021,300	1,021,300	Year End Roll	12/11/2014
2014	101	FV	644,600	8500	9,600.	359,700	1,012,800	1,012,800	Year End Roll	12/16/2013
2013	101	FV	644,600	8500	9,600.	342,700	995,800	995,800		12/13/2012

!10292!

PRINT

Date	Time
12/11/20	00:37:08

LAST REV

Date	Time
01/25/18	18:50:12

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10292

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLSEN KATHERINE	55533-116		10/5/2010		975,000	No	No		
BERNIER HELEN D	30970-357		12/17/1999		700,000	No	No		
CULHANE JAMES/E	24744-475		7/29/1994		330,000	No	No		Y

USER DEFINED

Prior Id # 1:	84811
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2005	413	Redo Kit	30,000			G6	GR FY06	
6/11/2002	429	Porch	20,000	O		G4	GR FY04	FARMERS PORCH FRON
10/18/2000	819	Redo Bat	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2008	Meas/Inspect	197	PATRIOT
11/2/1999	Measured	263	PATRIOT
7/18/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9600		Sq. Ft.	Site		0	90.	0.74	10									637,200						637,200	

Total AC/HA:	0.22039	Total SF/SM:	9600	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	637,200	Spl Credit		Total:	637,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	yellow		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.93029892
Const Adj.:	1.20154178
Adj $ / SQ:	145.313
Other Features:	110063
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1057305
Depreciation:	114189
Depreciated Total:	943116

COMMENTS

3of=sink in basement.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 6				Baths: 1			HB 1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

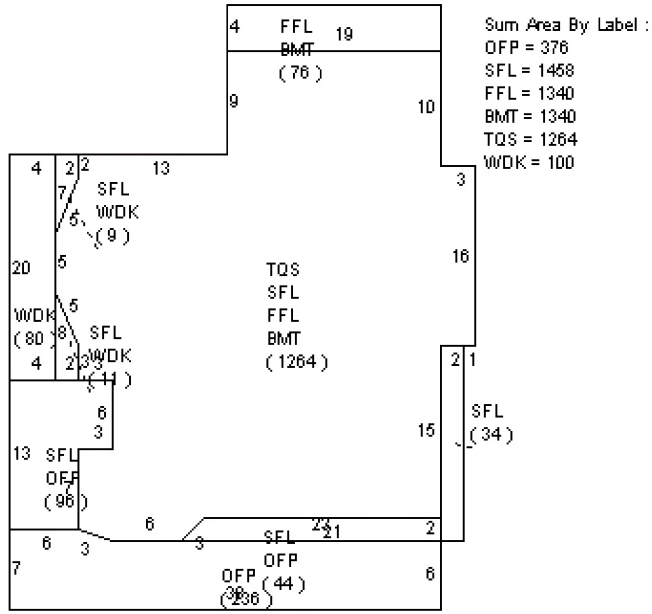
No Unit	RMS	BRS	FL
1	9	6	
Totals			
1	9	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	212.16
Special Features:	0	Val/Su Net:	169.56
Final Total:	943100	Val/Su SzAd	251.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,458	145.310	211,866
BMT	Basement	1,340	43.590	58,416
FFL	First Floor	1,340	145.310	194,720
TQS	3/4 Story	948	145.310	137,757
OFP	Open Porch	376	25.100	9,437
WDK	Deck	100	19.220	1,922
	Net Sketched Area:	5,562	Total:	614,118
Size Ad	3746	Gross Are	5878	FinArea 3746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X20	G	GD	1910	25.26	T	30	101			8,500			8,500

More:	N	Total Yard Items:	8,500	Total Special Featues:		Total:	8,500